

89-18-02-130-302.000-030

REDMYER, GERALD R & JUDY

3611 BACKMEYER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-18-02-130-302.000-030
Local Parcel Number 50-02-130-302.000-29

Tax ID: 029-00030-01

Routing Number 5002130-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat 5002130

Location Address (1)
3611 BACKMEYER RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

REDMYER, GERALD R & JUDY MARI
GERALD R & JUDY MARIE REDMYE
3611 BACKMEYER RD
RICHMOND, IN 47374

Legal

S D NW SEC 2-13-1 0.68A



Transfer of Ownership

Date 01/01/1900 Owner REDMYER, GERALD Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

10/31/2024 Misc: 2025 GENERAL REVAUATION
2/22/2017 Misc: 2017: ADD CNPY/CONCP AND WDDK PER EFC

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Public Roads NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, and Total Value \$18,300.

Data Source External Only

Collector 09/05/2024 js

Appraiser 10/31/2024 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	2154 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	280	\$17,000
Stoop, Masonry	108	\$3,200
Canopy, Roof Extension	108	\$1,600
Wood Deck	323	\$6,700

**Plumbing**

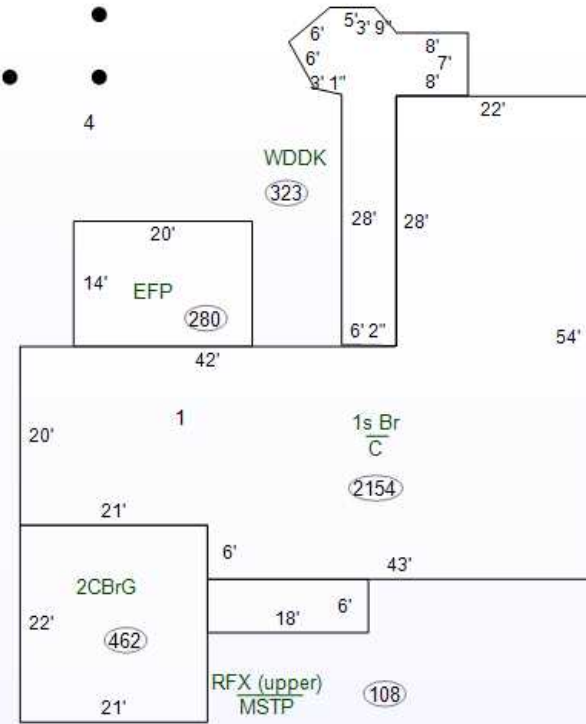
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	2154	2154	\$192,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2154	0	\$11,300	
Slab					

**Total Base** \$204,000

**Adjustments** 1 Row Type Adj. x 1.00 \$204,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$212,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$28,500	\$241,000
Garages (+) 462 sqft	\$19,400	\$260,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$232,407</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Brick	C+1	1965	1965	60	A		0.85		2,154 sqft	\$232,407	40%	\$139,440	0%	100%	1.240	1.000	100.00	0.00	0.00	\$172,900
2: Canopy (free standing)	1		C	2010	2010	15	A		0.85		6'x18'	\$765	14%	\$660	0%	100%	1.240	1.000	100.00	0.00	0.00	\$800
3: Detached Garage/Boat H	1	Wood Fr	C+1	2008	2008	17	A	\$36.00	0.85	\$36.56	28'x32'	\$32,755	16%	\$27,510	0%	100%	1.240	1.000	100.00	0.00	0.00	\$34,100
4: Patio (free standing)	1		C	2010	2010	15	A		0.85		6'x18'	\$680	14%	\$580	0%	100%	1.240	1.000	100.00	0.00	0.00	\$700